

CITY COUNCIL  
CITY OF WICHITA  
K A N S A S

City Council Meeting  
August 7, 2001, 9:00 A.M.

City Hall  
455 North Main

ORDER OF BUSINESS

- Call to Order
  - Invocation – Kevin Clark, Catholic
  - Pledge of Allegiance
  - Approve the minutes of the previous meeting
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AWARDS AND PRESENTATIONS

- Proclamations
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NEW BUSINESS

1. [Request](#) for Letter of Intent for Health Care Facilities Refunding Revenue Bonds – Presbyterian Manors, Inc.  
  
Presbyterian Manor, Inc., wishes to refinance its outstanding bonds and is requesting City Council approval of a Letter of Intent to issue Health Care Facilities Refunding Revenue bonds in an approximate amount of \$25 million.  
  
RECOMMENDED ACTION: Close the public hearing; issue Letter of Intent.
2. [Request](#) for Letter of Intent for Industrial Revenue Bonds - Casa Del Norte Apartments. (District VI)  
  
C.E.R. Corporation is requesting a Letter of Intent to issue Industrial Revenue bonds in an amount not to exceed \$10 million to finance the developing phase of a multi-family housing project (Casa Del Norte Apartments), located at 505 West 33<sup>rd</sup> Street North.  
  
RECOMMENDED ACTION: Close the public hearing; approve the Letter of Intent and tax abatement, subject to conditions; authorize necessary signatures.

3. [Tax Exemption Request – Case Corporation.](#) (District V)

Case Corporation is requesting approval of a five-year 100 percent Economic Development Tax Exemption on new manufacturing equipment, in conjunction with ongoing expansion of its Wichita facility.

RECOMMENDED ACTION: Close the public hearing; approve a tax exemption on personal property improvements for a five-year term, and first reading of the Ordinance.

4. [21<sup>st</sup> Street Improvement – Hillside to Oliver](#) (District I)

The proposed project will provide traffic signals and a left-turn lane into the new W.S.U. campus entrance and five-lanes (four through lanes and a center two-way left-turn lane) east to Oliver Street.

RECOMMENDED ACTION: Approve the project, Federal/State Agreements, and first reading of the Ordinance; authorize necessary signatures.

5. [Improvements to Intersection of Central and Hillside.](#) (Districts I and II)

The proposed project will provide new surfacing, improve the stormwater drainage system, install a right-turn/decel lane in the southeast quadrant of the intersection, and widen Hillside (near Third Street) to match future improvement of Hillside, between Kellogg and Central (scheduled for 2002).

RECOMMENDED ACTION: Approve the project and first reading of the Ordinance.

6. [Seneca Street Improvement – Maple to McLean Boulevard.](#) (District IV)

The proposed project will provide median breaks for commercial property access, protected left-turn lanes at Second Street and at Douglas, and landscaped median.

RECOMMENDED ACTION: Approve the project, Supplemental Contract, and first reading of the Ordinance; authorize necessary signatures.

7. [Request for Advance Operating Costs.](#)

The newly created Downtown Self-Supporting Municipal Improvement District (SSMID) is requesting an operating loan pending receipt of its tax funding to begin operations.

RECOMMENDED ACTION: Approve the loan.

8. [Proposed U.S. 54/400 Route Designation Change.](#)

The Kansas Department of Transportation is considering eliminating the K-254 Route description (between El Dorado and Wichita), and applying the U.S. 54 description to this route and to the proposed Northwest Bypass.

RECOMMENDED ACTION: Endorse KDOT route designation changes; or take appropriate action(s).

9. [Comments on the 2002 Budget.](#)

RECOMMENDED ACTION: Receive and file the comments.

(7:00 p.m.)

10. [A01-11 – Annexation of Eligible Properties Generally Located North of 21<sup>st</sup> Street North – East and West of Hoover.](#) (District V)

The City Council adopted a Resolution setting the public hearing at 7:00 p.m. at the Sedgwick County Extension Center, 7001 West 21<sup>st</sup> Street North.

RECOMMENDED ACTION: Approve the annexation and first reading of the Ordinance.

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CITY COUNCIL AGENDA

11. [Approval of Travel Expenses for Council Members to Atlanta, GA., December 4-8, 2001, to Attend NLC 78<sup>th</sup> Congress of Cities Meeting.](#)

RECOMMENDED ACTION: Approve the expenditures.

12. [Board Appointments.](#)

RECOMMENDED ACTION: Make the appointments.

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CONSENT AGENDA

13. [Report of the Board of Bids and Contracts Dated August 7, 2001.](#)

RECOMMENDED ACTION: Receive and file report; approve Contracts; authorize necessary signatures.

14. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Xin B. Liu	Fortune Cookie Restaurant, Inc.*	620 South Holland Street
		<u>(Consumption off Premises)</u>
P.D. Barrington	Lynncrest 66 #26635	1250 South Rock Road
P.D. Barrington	Crossroads 66 #27080	7136 West Central
P.D. Barrington	Williamsburg 66 #27216	1350 North Oliver
P.D. Barrington	Town West 66 #27222	4414 West Maple
P.D. Barrington	Broadway 66 #27375	4821 South Broadway
P.D. Barrington	North Seneca 66 #27645	515 West Seneca
P.D. Barrington	Tyler 66 #27747	1254 South Tyler
P.D. Barrington	Reflection Ridge 66 #27754	7236 West 21 <sup>st</sup> Street
P.D. Barrington	Expressway 66 #27904	3311 North Rock
P.D. Barrington	Mount Vernon 66 #27981	2001 South Oliver
Henry R. Waguespack	Kwik Shop, Inc. #714	4811 South Seneca
Henry R. Waguespack	Kwik Shop, Inc. #722	3959 South Hydraulic
Henry R. Waguespack	Kwik Shop, Inc. #731	710 West 39 <sup>th</sup> Street North
Henry R. Waguespack	Kwik Shop, Inc. #748	2909 East Douglas
Henry R. Waguespack	Kwik Shop, Inc. #772	2750 South Oliver

New Establishment

Angel Lopez	La Sierra Mexican Restaurant*	2001 South Seneca
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\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

15. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

16. Preliminary Estimates:

- a) 2001-2002 CDBG sidewalk improvements - north of Douglas, east of Seneca. (472-83399/602375 /800101) Traffic to be maintained during construction using flagpersons and barricades. (Districts I & VI) - \$100,000.00
- b) Tara Falls, from the south line of Michelle to the south line of Lot 42, Block A, Tara Falls Addition; Tara Falls Court, from the south line of Tara Falls to and including cul-de-sac; and Tara Falls Court, from the north line of Tara Falls to and including cul-de-sac to serve Tara Falls Addition and Tara Falls Second Addition - south of Harry, west of 127th Street East. (472-83374/ 765679/ 490790) Does not affect existing traffic. (District II) - \$290,000.00

(Item 16 continued)

- c) 12 inch water line in 37th Street North across the Little Arkansas River - 37th Street North between Amidon and Arkansas Avenue. (448-89438/633718/750560) Traffic to be maintained during construction using flagpersons and barricades. (District VI) - \$153,700.00
- d) Lotus, from the east line of Maize to the south line of Lydia; Lydia Circle/Lydia, from the west line of Crestline to and including cul-de-sac; Lotus Court, from the south line of Lotus, to and including cul-de-sac (Lots 76-80, Block 1); and Lotus Court, from the south line of Lotus to and including cul-de-sac (Lots 61-75, Block 1). sidewalk along Lotus/Lydia, Shelly's Orchard - east of Maize, north of Pawnee. (472-83326/765678/490789) Does not affect existing traffic. (District V) - \$425,250.00
- e) Paving Woodchuck from Learjet Way to Kellogg and Learjet Way from Mid Continent Drive to 1800 feet west of Mid Continent Drive - south of Kellogg, east of Tyler. (472-83286/706808/500960/635635/500950/201273/451225/761694) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$1,040,000.00
- f) Lateral 309, Four Mile Creek Sewer to serve Smithmoor 10th Addition - south of Harry, west of Greenwich - 468-83281/743877/480565. Does not affect existing traffic. (District II) - \$165,000.00
- g) Second Street North, Woodlawn to Highland; Norfolk, Douglas to Park Hollow Street reconstruction (Eastborough Improvements - north of Douglas, East of Edgemoor. (472-83395/702291/401258) Traffic to be maintained during construction using flagpersons and barricades. (District II/Eastborough) - \$207,700.00

RECOMMENDED ACTION: Approve and file.

17. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

18. Quarterly Financial Report for the Period Ended June 30, 2001.

RECOMMENDED ACTION: Receive and file.

19. Agreements/Contracts:

- a) [Respread](#) assessments – Auburn Hills 11<sup>th</sup> Addition. (District V)
- b) [KDOT](#) for systems enhancement projects. (Districts II, III, and IV)
- c) [Farm](#) and Art Market improvements and renovations. (District I)
- d) [Supplemental](#) for construction engineering and staking for One Kellogg Place Second Addition - south of Kellogg, east of Greenwich. (District II)
- e) [Supplemental](#) for construction engineering and staking for Savannah Place Addition – west of Tyler, south of Maple. (District V)

(Item 19 continued)

- f) [Relocation](#) of utilities along Greenwich from Gilbert to Kellogg. (District II)
- g) [Renewal](#) - Local Workforce Investment Board.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

20. Design Services Agreements:

- a) [YMCA](#) South Addition – west of Meridian, north of MacArthur. (District IV)
- b) [Rocky](#) Creek Addition – north of 13<sup>th</sup>, east of 127<sup>th</sup> Street East. (District II)
- c) [Smithmoor](#) Tenth Addition – south of Harry, east of Greenwich. (District II)
- d) [Riverbank](#) pedestrian bridges. (District I)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

21. Change Orders:

- a) [2000/2001](#) Wheelchair Ramp Program.
- b) [Reconstruction](#) of Sanitary Sewer No. 22 at Pawnee – between Hydraulic and Southeast Boulevard. (District III)
- c) [Sewage](#) Treatment Plant #2 modifications.

RECOMMENDED ACTION: Approve Change Orders; authorize necessary signatures.

22. 2001 Intelligent Transportation System.

RECOMMENDED ACTION: Approve project and State Agreements; adopt Resolution; authorize necessary signatures.

23. Customer Service Information Hardware/Software – Water & Sewer.

RECOMMENDED ACTION: Approve expenditure; adopt Resolution.

24. Geographic Information System Information Request Charges – Water & Sewer.

RECOMMENDED ACTION: Approve increase in charges.

25. Transfer of Funds – MAPD.

RECOMMENDED ACTION: Approve transfer of funds.

26. Amending Resolution and Ordinances: Central - I-235 to West Street; Arkansas River Bikepath; 1996 Intersection Program; Oliver – 25<sup>th</sup> to 37<sup>th</sup>. (Districts I, III, IV, V, and VI)

RECOMMENDED ACTION: Adopt Resolution; approve first reading of Ordinances.

27. Second Reading Ordinances: (First read July 24, 2001)

- a) Watson Park, Naftzger Park, John's Sludge Pond Park Study, and Hydraulic Improvement. (Districts I and III)

An Ordinance declaring Hydraulic, from 57th Street South to Macarthur (472-83324) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

- b) ZON 2001-05 - South side of 37th Street North, east of Ridge Road. (District V)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON 2001-05

- c) Z-3345 - North of 47th Street South, west of Broadway. (District IV)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. Z-3345

RECOMMENDED ACTION: Adopt Ordinances.

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PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- \*28. [VAC2001-00021](#) – Vacate Access Control, Located on Edgemoor Drive and Pembroke Circle. (District I)

RECOMMENDED ACTION: Approve Vacation Order; authorize necessary signatures.

- \*29. [SUB2001-34](#) – Plat of Believer's Southern Baptist Church Addition Located on the South Side of 21<sup>st</sup> Street North, West of 135<sup>th</sup> Street West. (District V)

RECOMMENDED ACTION: Approve document and plat; authorize necessary signatures; adopt Resolutions.

- \*30. [SUB2001-39](#) – Plat of Hindu Temple Addition Located on the North Side of Second Street, East of Greenwich. (District II)

RECOMMENDED ACTION: Approve document and plat; authorize necessary signatures; adopt Resolutions.

31. [CON2001-00034](#) – Conditional Use to Allow Used Car Sales, Located on the Southwest Corner of the Ninth Street/West Street Intersection. (District VI)

MAPC Recommendation: Approve, subject to conditions (10-3).

Staff Recommendation: Deny.

DAB Recommendation: Deny (9-0).

RECOMMENDED ACTION: (1) Concur with findings of MAPC and approve, subject to recommended conditions and adopt Resolution; or  
(2) Concur with findings of Staff and DAB and deny; or  
(3) Return to MAPC for reconsideration.

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AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

32. [Trans World Airlines – Termination of Cargo Building Agreement.](#)

RECOMMENDED ACTION: Receive and file termination letter.

33. [Evergreen Aviation Ground Logistics Enterprises, Inc. – Cargo Building Agreement.](#)

RECOMMENDED ACTION: Approve Agreement; authorize necessary signatures.

34. [Bestway International, Inc. – Cargo Building Agreement.](#)

RECOMMENDED ACTION: Approve Agreement; authorize necessary signatures.

Adjournment

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